



**Connells**

Rogers Road  
Birmingham



### Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

OFFERING NO UPWARD CHAIN - A THREE / FOUR BEDROOM HOME - An ideal first time purchase or buy to let! A well preseted three bedroom home with 4th bedroom in loft, having two reception rooms, bathroom, WC, kitchen, space for parking & enclosed rear garden.

### Entrance Hall

Radiator and laminate flooring.

### Dining Room

15' 3" x 8' ( 4.65m x 2.44m )  
Laminate flooring, fitted blinds, radiator and window to the front.

### Lounge

11' 1" x 12' 8" ( 3.38m x 3.86m )  
Laminate flooring, radiator, storage cupboard and double glazed double doors to the rear.

### Kitchen

Comprising of a range of wall and base units, sink and drainer, double cooker with cooker hood and splash back wall tiles.

### Bedroom One

13' 4" x 11' 8" ( 4.06m x 3.56m )  
Carpet flooring, fitted blinds and radiator.

### Bedroom Two

8' 9" x 10' 2" ( 2.67m x 3.10m )  
Carpet flooring, fitted blinds and radiator.

### Bedroom Three

Carpet flooring, fitted blinds and radiator.

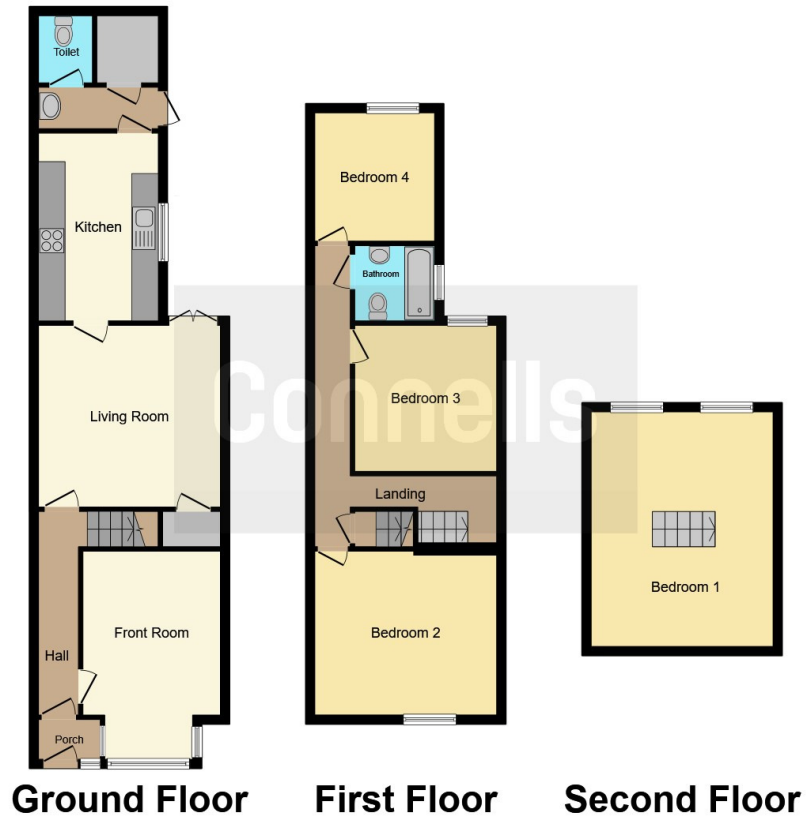
### Loft Room/bed 4

13' 11" x 18' 4" ( 4.24m x 5.59m )  
Carpet flooring, radiator and two sky lights can be used as 4th bedroom upon obtaining correct building regulations.

### Family Bathroom

Bath with shower over, wash hand basin and a low level w.c.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DIG110777](http://connells.co.uk/Property/DIG110777)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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